

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 13830 NORTH F.M. 620 ROAD FROM COMMUNITY
3 COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO)
4 COMBINING DISTRICT AND COMMUNITY COMMERCIAL-CONDITIONAL
5 OVERLAY (GR-CO) COMBINING DISTRICT TO COMMUNITY
6 COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.
7

8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
9

10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base district from community commercial-mixed use-conditional overlay (GR-
12 MU-CO) combining district and community commercial-conditional overlay (GR-CO)
13 combining district to community commercial-conditional overlay (GR-CO) combining
14 district on the property described in Zoning Case No. C14-2007-0162, on file at the
15 Neighborhood Planning and Zoning Department, as follows:
16

17 Lot 3B, Block A, Resubdivision of Lot 3, Block A, Par 620 Section Two
18 Subdivision, a subdivision in the City of Austin, Williamson County, Texas,
19 according to the map or plat of record in Document No. 2007044986, of the
20 Official Public Records of Williamson County, Texas (the "Property"),
21

22 locally known as 13830 North F.M. 620 Road, in the City of Austin, Williamson County,
23 Texas, and generally identified in the map attached as Exhibit "A".
24

25 **PART 2.** The Property within the boundaries of the conditional overlay combining district
26 established by this ordinance is subject to the following conditions:
27

28 A site plan or building permit for the Property may not be approved, released, or
29 issued, if the completed development or uses of the Property, considered cumulatively
30 with all existing or previously authorized development and uses, generate traffic that
31 exceeds 2,000 trips per day.
32

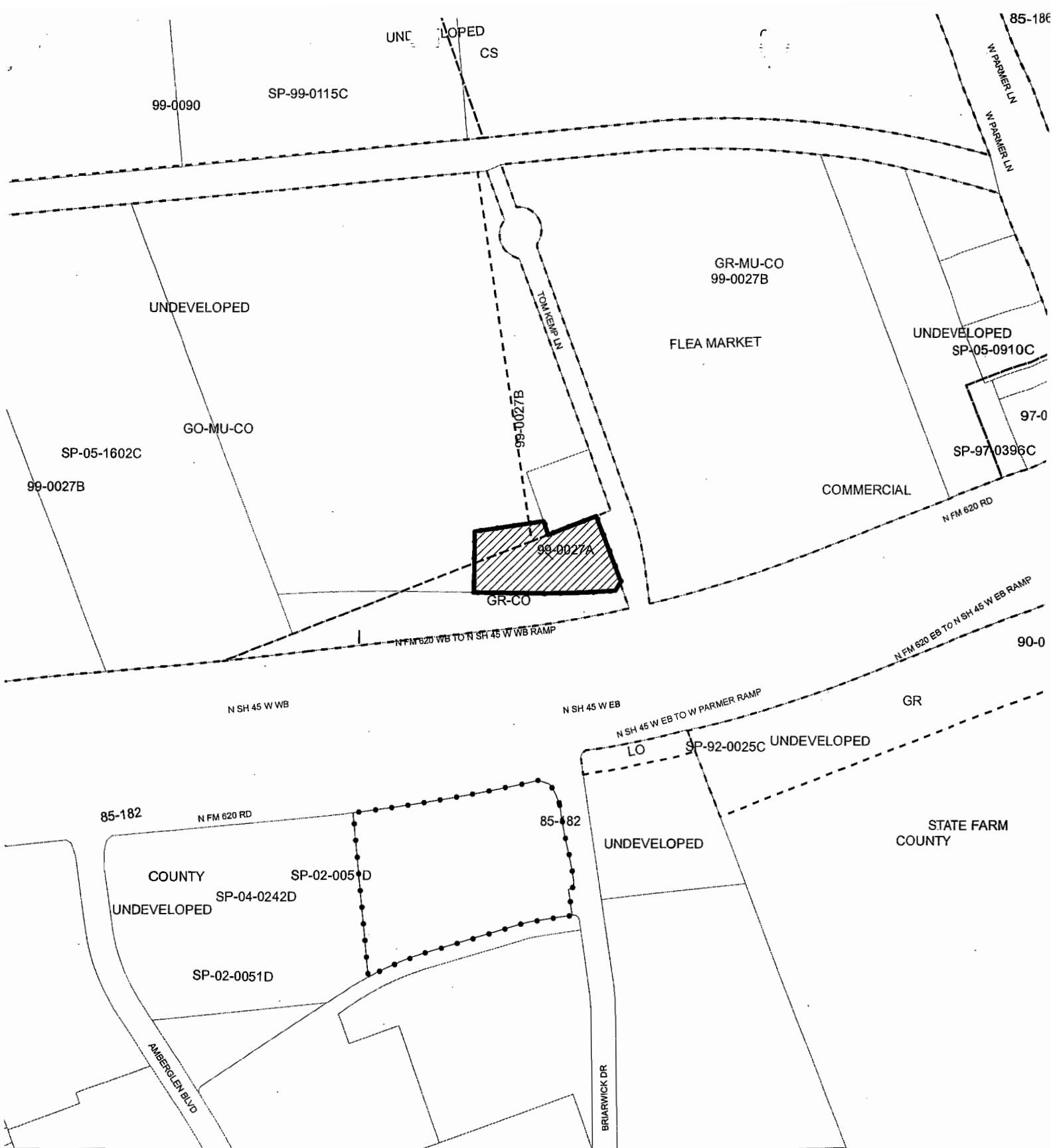
33 Except as specifically restricted under this ordinance, the Property may be developed and
34 used in accordance with the regulations established for the community commercial (GR)
35 base district, and other applicable requirements of the City Code.
36
37

1 **PART 3.** This ordinance takes effect on _____, 2007.
2
3

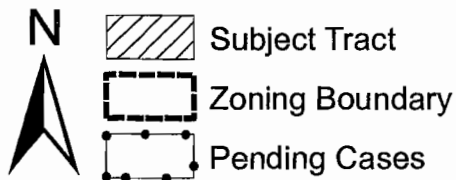
4 **PASSED AND APPROVED**

5
6 §
7 §
8 _____, 2007 § _____
9 Will Wynn
10 Mayor
11

12
13 **APPROVED:** _____ **ATTEST:** _____
14 David Allan Smith Shirley A. Gentry
15 City Attorney City Clerk



ZONING EXHIBIT A



ZONING CASE#: C14-2007-0162
 ADDRESS: 13830 N FM 620 RD
 SUBJECT AREA: 2.071 ACRES
 GRID: G40 H40
 MANAGER: S. SIRWAITIS



1" = 400' OPERATOR: S MEEKS

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.